

**SNAPSHOT of HOME Program Performance--As of 03/31/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	92		
% of Funds Committed	79.38 %	91.16 %	88	92.07 %	1	4	
% of Funds Disbursed	75.79 %	83.89 %	75	84.14 %	10	14	
Leveraging Ratio for Rental Activities	0.11	5.84	83	4.79	2	2	
% of Completed Rental Disbursements to All Rental Commitments***	65.34 %	75.05 %	63	81.45 %	12	12	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.93 %	69.01 %	21	69.74 %	82	79	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.48 %	79.06 %	49	80.97 %	43	42	
% of 0-30% AMI Renters to All Renters***	53.70 %	40.24 %	27	45.50 %	69	66	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.30 %	93.41 %	54	95.55 %	31	33	
Overall Ranking:			In State:	61 / 92	Nationally:	18	23
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,004	\$35,004		\$26,831	54 Units	20.80 %	
Homebuyer Unit	\$44,990	\$20,947		\$15,029	146 Units	56.20 %	
Homeowner-Rehab Unit	\$9,668	\$27,511		\$20,806	60 Units	23.10 %	
TBRA Unit	\$0	\$2,735		\$3,228	0 Units	0.00 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Turlock Consortium CA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$36,559	\$223,190	\$11,007
<b>State:*</b>	\$135,492	\$114,689	\$28,606
<b>National:**</b>	\$96,090	\$75,663	\$23,585

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">62.3</span>	<span style="border: 1px solid black; padding: 2px;">34.2</span>	<span style="border: 1px solid black; padding: 2px;">43.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">10.3</span>	<span style="border: 1px solid black; padding: 2px;">13.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Elderly:	<span style="border: 1px solid black; padding: 2px;">86.8</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">53.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">2.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">5.7</span>	<span style="border: 1px solid black; padding: 2px;">22.6</span>	<span style="border: 1px solid black; padding: 2px;">3.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">5.7</span>	<span style="border: 1px solid black; padding: 2px;">65.8</span>	<span style="border: 1px solid black; padding: 2px;">23.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">6.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">4.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>ETHNICITY:</b>									
Hispanic	<span style="border: 1px solid black; padding: 2px;">30.2</span>	<span style="border: 1px solid black; padding: 2px;">55.5</span>	<span style="border: 1px solid black; padding: 2px;">56.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">77.4</span>	<span style="border: 1px solid black; padding: 2px;">8.2</span>	<span style="border: 1px solid black; padding: 2px;">36.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Section 8:	<span style="border: 1px solid black; padding: 2px;">15.1</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span> <sup>#</sup>		
2 Persons:	<span style="border: 1px solid black; padding: 2px;">13.2</span>	<span style="border: 1px solid black; padding: 2px;">6.8</span>	<span style="border: 1px solid black; padding: 2px;">30.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>			
3 Persons:	<span style="border: 1px solid black; padding: 2px;">5.7</span>	<span style="border: 1px solid black; padding: 2px;">23.3</span>	<span style="border: 1px solid black; padding: 2px;">13.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">54.7</span>			
4 Persons:	<span style="border: 1px solid black; padding: 2px;">3.8</span>	<span style="border: 1px solid black; padding: 2px;">19.9</span>	<span style="border: 1px solid black; padding: 2px;">15.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	No Assistance:	<span style="border: 1px solid black; padding: 2px;">30.2</span>			
5 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">21.2</span>	<span style="border: 1px solid black; padding: 2px;">3.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">11.6</span>	<span style="border: 1px solid black; padding: 2px;">1.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">7.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>			<span style="border: 1px solid black; padding: 2px;">56</span>	

\* The State average includes all local and the State PJs within that state

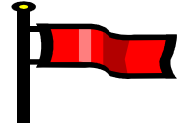
\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Turlock Consortium State: CA Group Rank: 18  
 (Percentile)  
 State Rank: 61 / 92 PJs Overall Rank: 23  
 (Percentile)  
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	<b>65.34</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	<b>86.93</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>81.48</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	<b>96.3</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	<b>2.2</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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